

# **1050 WALTHAM STREET**

PLANNED DEVELOPMENT DISTRICT - SKETCH PLAN SUBMISSION

OCTOBER 30, 2019

# GREATLAND

REALTY PARTNERS

FOUNDED IN 2018 BY  
KEVIN SHEEHAN + PHIL DORMAN

PRINCIPALS HAVE OVER 25 YEARS  
COMBINED EXPERIENCE

OVER 5 MILLION SQUARE FEET  
OF LEASING AND DEVELOPMENT  
TRANSACTIONS

DIRECT EXPERIENCE IN LEXINGTON +  
SURROUNDING COMMUNITIES



SGA | ARCHITECT



VHB | CIVIL



MDM | TRANSPORTATION CONSULTANT



FOUGERE PLANNING + DEVELOPMENT

NICHOLSON, SRETER & GILGUN | LEGAL

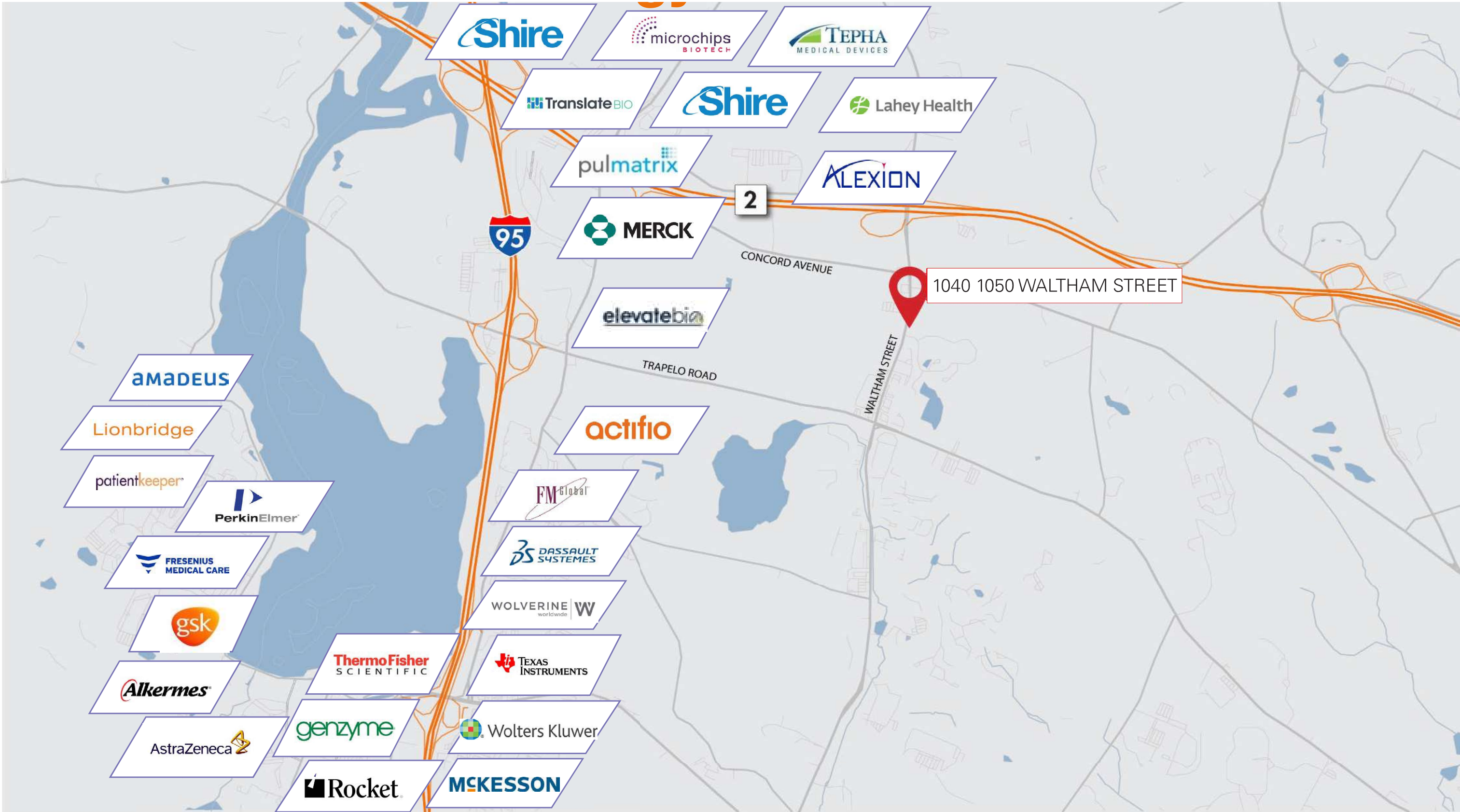


# SITE AERIAL





# LOCATION MAP | LIFE SCIENCE CLUSTER





# LOCATION MAP | TRANSPORTATION ACCESS



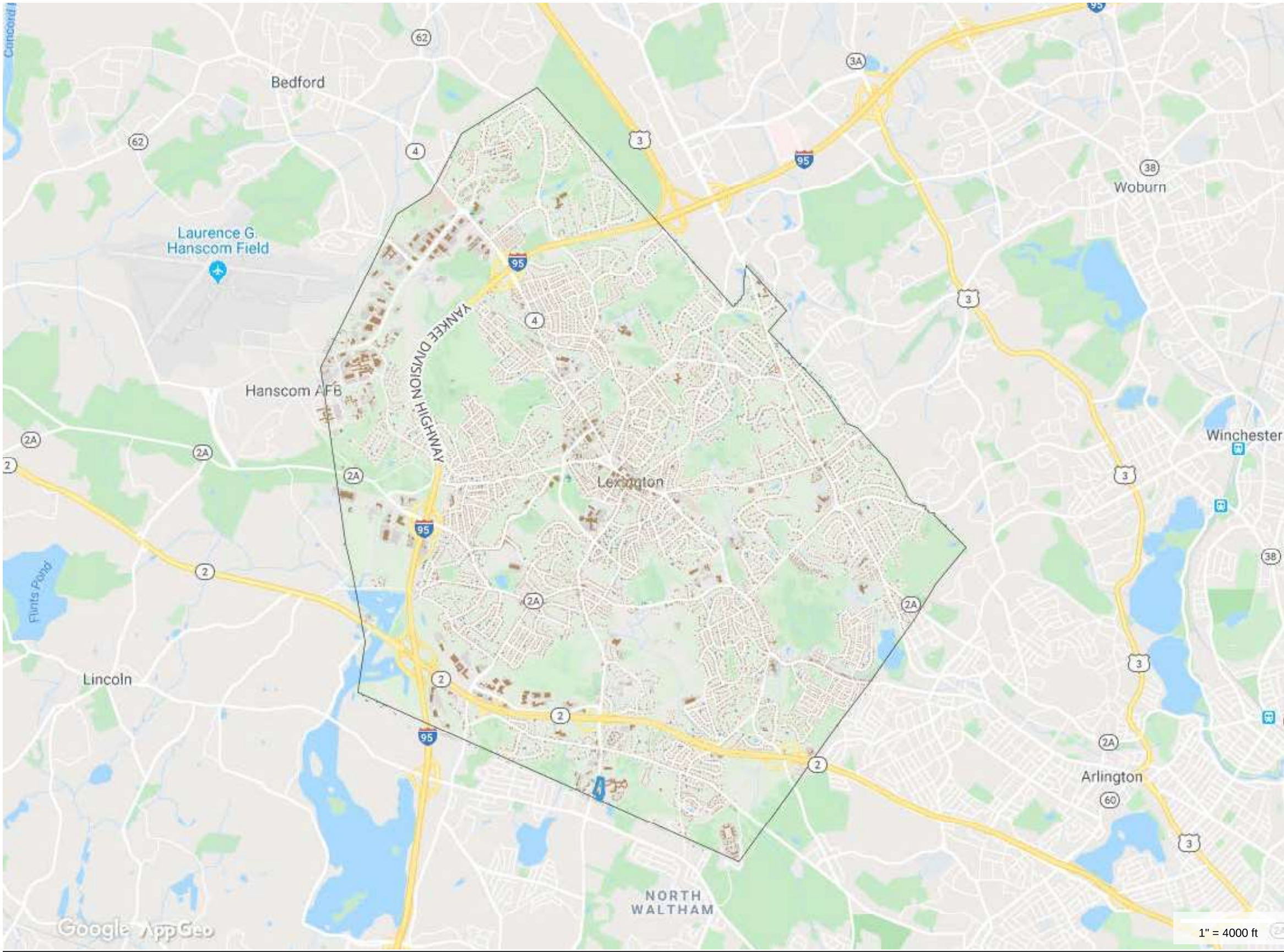


# LOCATION MAP | WALKABLE AMENITIES





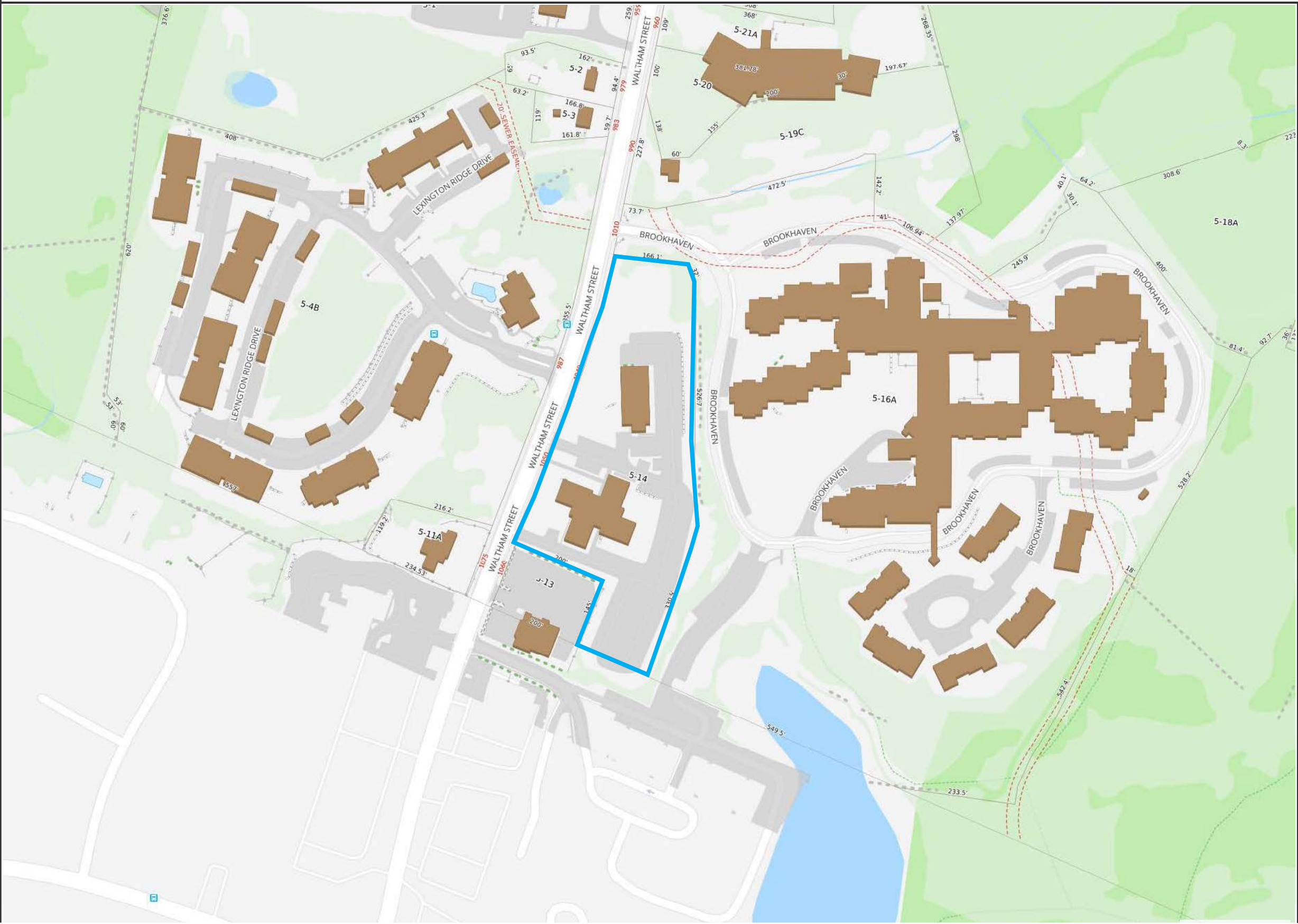
# PARCEL MAP | TOWN OF LEXINGTON





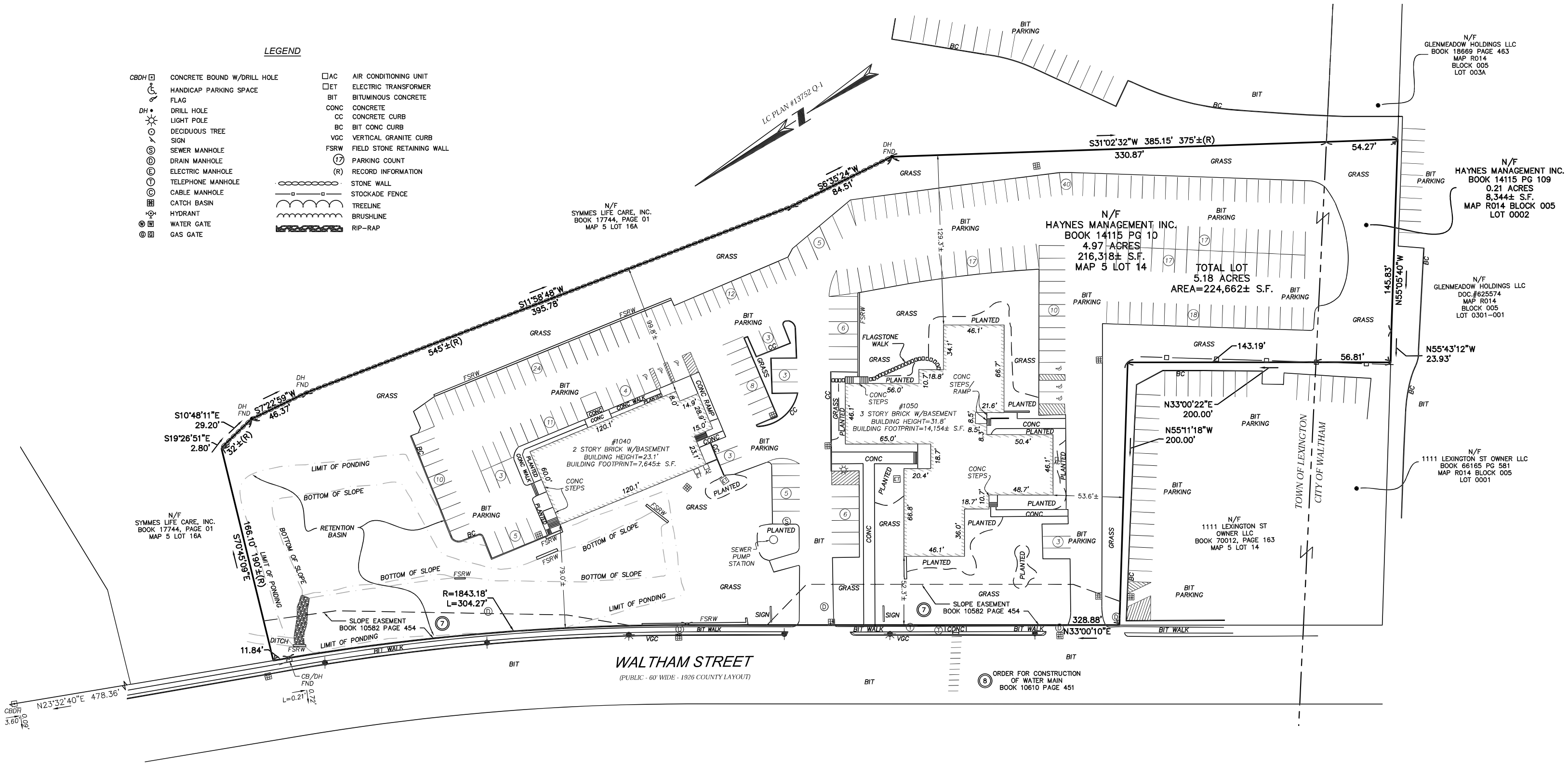
# PARCEL MAP | DIRECT ABUTTERS

\*LEXINGTON GIS





## EXISTING CONDITIONS





PROPOSED PLAN

Table Of Development Data

Zoning District(S):	Commercial - Local Office (CLO)		
Overlay District(S):	N/A		
Permitted Uses	Office		
Zoning Regulation Requirements	Required <sup>1</sup>	Existing	Provided
MINIMUM LOT AREA	30,000 SF	224,662 SF	224,662 SF
MINIMUM FRONTAGE	175.0 Feet	328.9 Feet	328.9 Feet
FRONT YARD SETBACK	50 Feet	52.3 Feet	31.4 Feet
SIDE YARD SETBACK	30 Feet	53.6 Feet	2.0 Feet
SIDE YARD SETBACK (RESIDENTIAL)	50 Feet	230± Feet	214.7 Feet
REAR YARD SETBACK	30 Feet	99.8 Feet	36.4 Feet
REAR YARD SETBACK (RESIDENTIAL)	50 Feet	99.8 Feet	36.4 Feet
TOTAL WETLAND AREA	N/A	7,238 Feet	7,238 Feet
TOTAL 25' BUFFER AREA	N/A	14,687 Feet	14,687 Feet
TOTAL WALTHAM AREA	N/A	9,182 Feet	9,182 Feet
TOTAL IMPERVIOUS AREA	N/A	127,245± Feet	122,000± Feet
DEVELOPABLE SITE AREA <sup>2</sup>	N/A	208,242 SF	208,242 SF
MAXIMUM FLOOR AREA RATIO (FAR) <sup>3</sup>	0.25	0.29	0.65
GROSS FLOOR AREA <sup>4</sup>	N/A	65,925± SF	354,554 SF
MAXIMUM BUILDING HEIGHT (FEET)	30 Feet	31.8 Feet	68± Feet <sup>5</sup>
MAXIMUM BUILDING STORIES <sup>6</sup>	2	3	3 / 6
MAXIMUM BUILDING COVERAGE <sup>7</sup>	20.0 %	9.7 %	39.5 %

1) Zoning regulation requirements as specified in Chapter 135, Zoning, Section 4.0, Dimensional Controls, in the Town of Lexington's Zoning Bylaws.  
2) Developable Site Area is equal to Total Site Area minus Total Wetland Area minus area in Waltham (8,182 SF)  
3) Net Floor Area = 0.8 \* 170,000 SF = 136,000 SF; FAR = Net Floor Area / Total Developable Site Area  
4) Includes structured garage gross floor area (184,554 SF GARAGE)  
5) Includes penthouse; proposed building is 50' to top of roof  
6) 3 Stories for Office Use and 6 Levels for Garage  
7) Maximum Building Coverage includes Office Building and Parking Garage coverage (Office Building covers 25.9% of the Total Site)

Parking Summary Chart

Description	Size		Existing	Spaces	
	Required	Provided		Required	Provided
STANDARD SPACES	9 x 18	9 x 18	230	515	558
COMPACT SPACES (33% MAX ALLOWED)	9 x 18	9 x 18	0	196	0
STANDARD ACCESSIBLE SPACES *	8 x 18	8 x 18	1	10	10
VAN ACCESSIBLE SPACES	8 x 18	8 x 18	1	2	2
TOTAL SPACES			232	527	570

\* ADA/STATE/LOCAL REQUIREMENTS

Parking Requirements:

OFFICE	127,400 SF	X	1 SPACES	/	250 SF	=	510
RETAIL	8,600 SF	X	1 SPACES	/	500 SF	=	17
TOTAL PARKING REQUIRED							= 527 SPACES

\* 80% OF GROSS FLOOR AREA USED TO CALCULATE THE NET FLOOR AREA  
170,000 GSF OF OFFICE \* 80% = 136,000 NET SF  
136,000 SF - 8,600 SF RETAIL = 127,400 NET SF OFFICE

Loading Requirements

OFFICE USE:

1 LOADING SPACE FOR FIRST 10,000 SF - 60,000 SF  
1 LOADING SPACE FOR EACH ADDITIONAL 100,000 SF

127,400 NET SF PROPOSED OFFICE SPACE:

(127,400 SF - 60,000 SF) / 100,000 SF = 1.67 REQUIRED LOADING SPACES

RETAIL USE:

1 LOADING SPACE FOR FIRST 5,000 SF

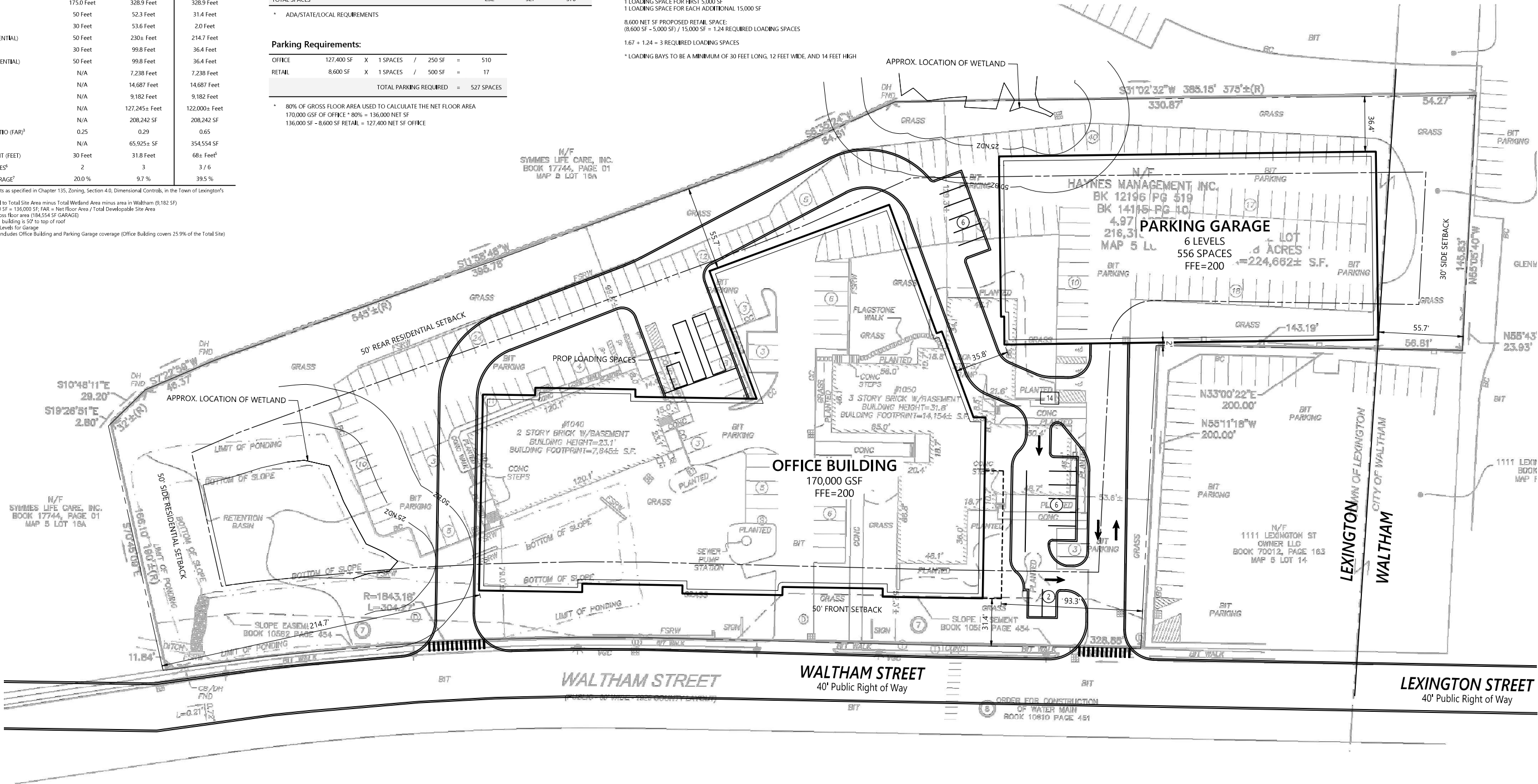
1 LOADING SPACE FOR EACH ADDITIONAL 15,000 SF

8,600 NET SF PROPOSED RETAIL SPACE:

(8,600 SF - 5,000 SF) / 15,000 SF = 1.24 REQUIRED LOADING SPACES

1.67 + 1.24 = 3 REQUIRED LOADING SPACES

\* LOADING BAYS TO BE A MINIMUM OF 30 FEET LONG, 12 FEET WIDE, AND 14 FEET HIGH





# DEVELOPMENT SUMMARY

	REQUIRED	EXISTING	PROPOSED
GROSS FLOOR AREA	N/A	65,925 SF	BUILDING: 170,000 SF GARAGE: 184,554 SF TOTAL: 354,554 SF
FAR	0.25	0.29	0.65
HEIGHT/STORIES	30 FEET/ 2 STORIES	31.8 FEET/ 3 STORIES	BUILDING: 68 FEET/ 3 STORIES GARAGE: 60 FEET/ 6 STORIES
FRONT YARD SETBACK	50.0 FEET	52.3 FEET	BUILDING: 31.4 FEET GARAGE: 200.0 FEET
SIDE YARD SETBACK	30.0 FEET	53.6 FEET	BUILDING: 93.3 FEET GARAGE: 2.0 FEET
REAR YARD SETBACK (RESIDENTIAL)	50.0 FEET	99.8 FEET	BUILDING: 55.7 FEET GARAGE: 36.4 FEET
PARKING SPACES	527	232	570
BUILDING COVERAGE	20%	9.7%	BUILDING: 25.9% GARAGE: 14.0% TOTAL: 39.5 %
IMPERVIOUS AREA	N/A	127,245 SF	122,000 SF

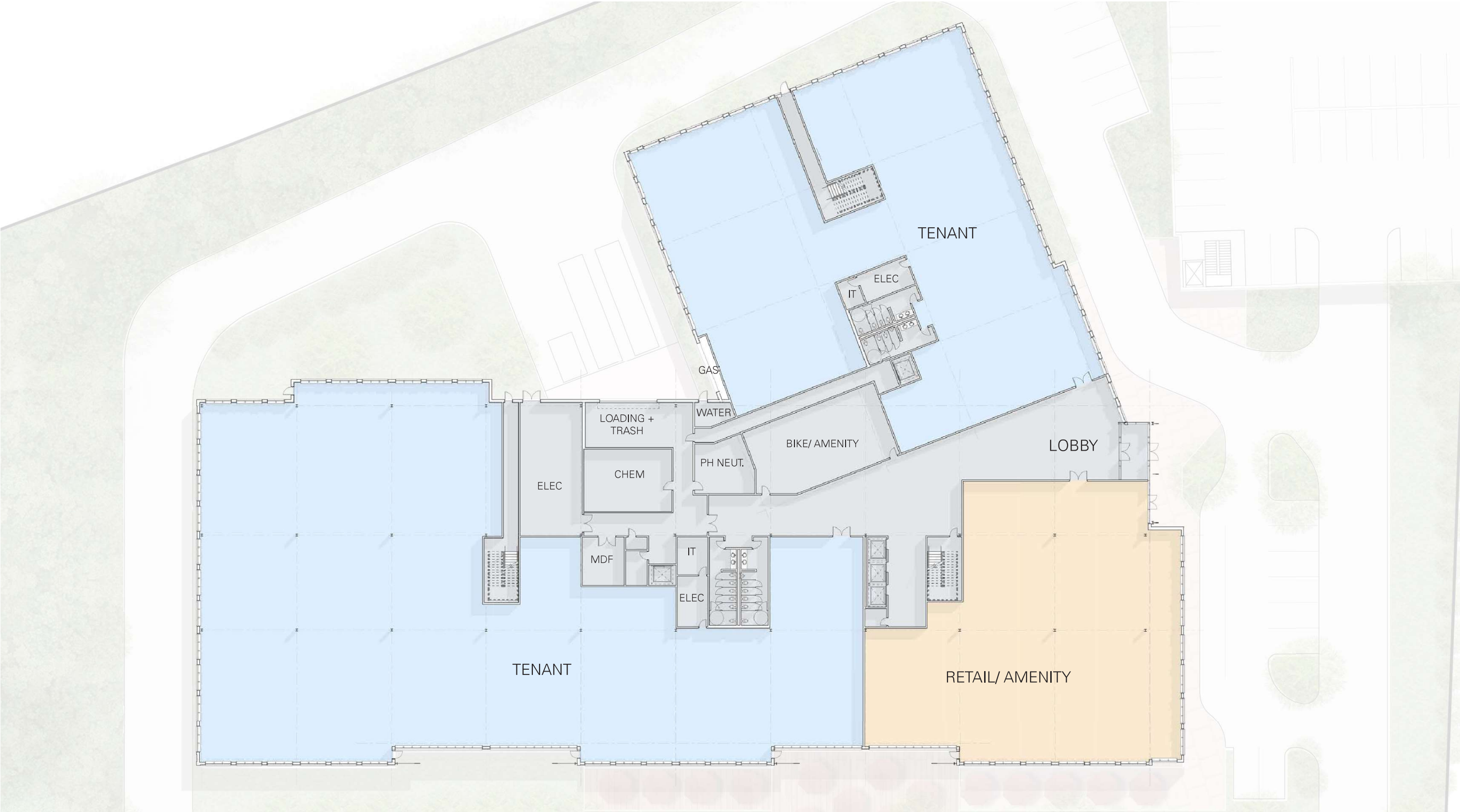


# SITE PLAN 1050 WALTHAM ST





LEVEL 1



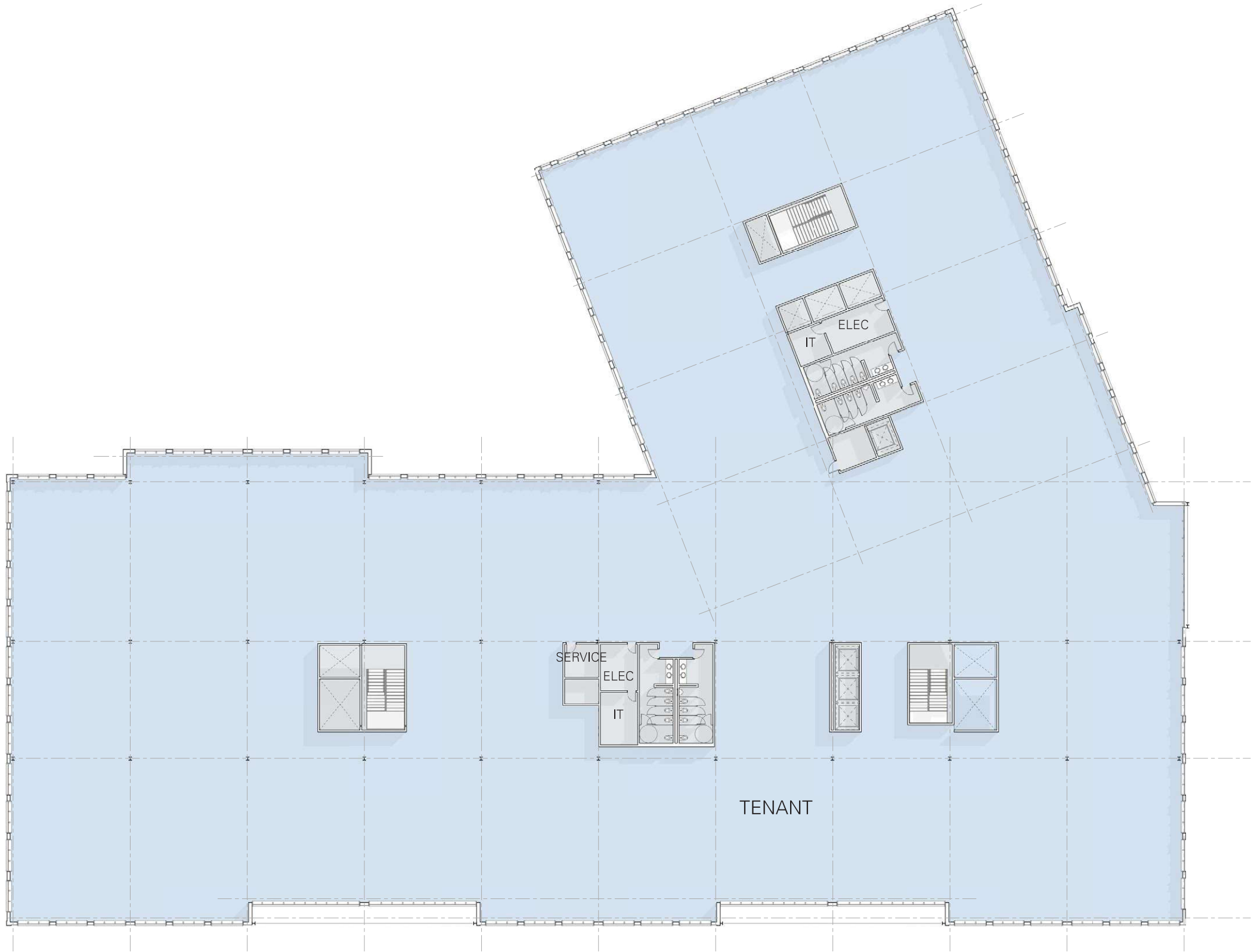


LEVEL 2



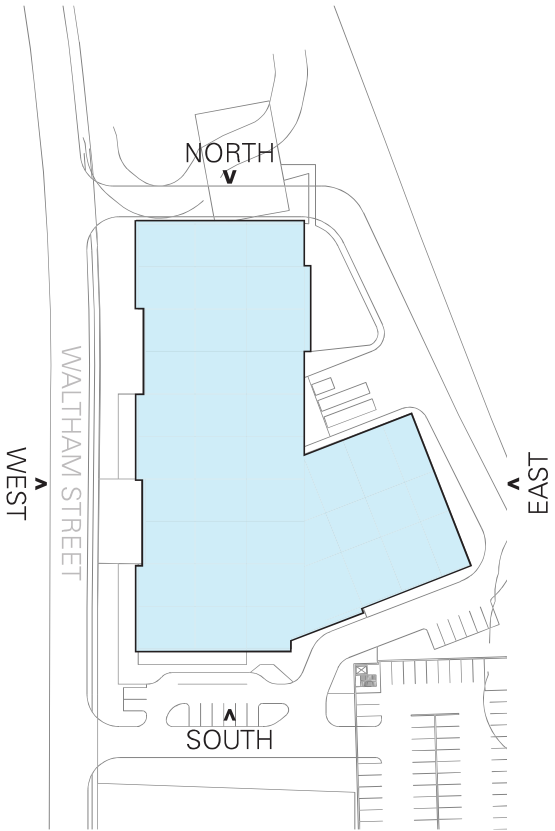


LEVEL 3



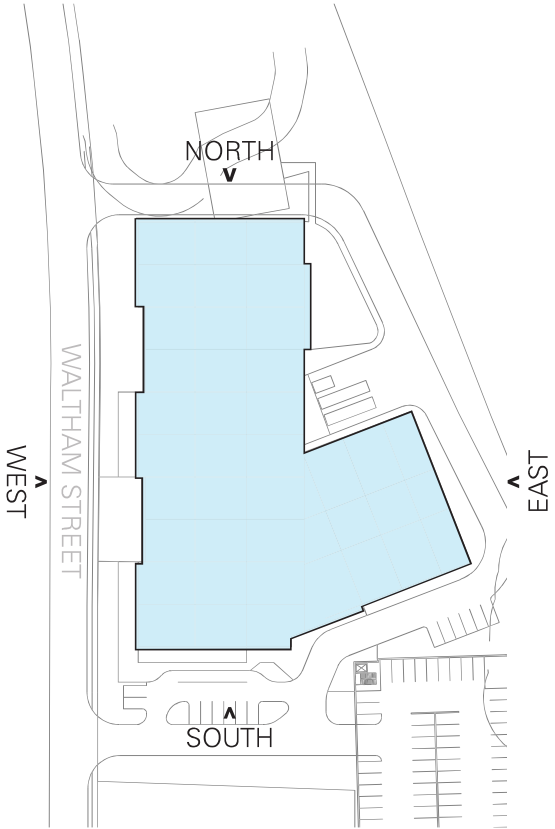
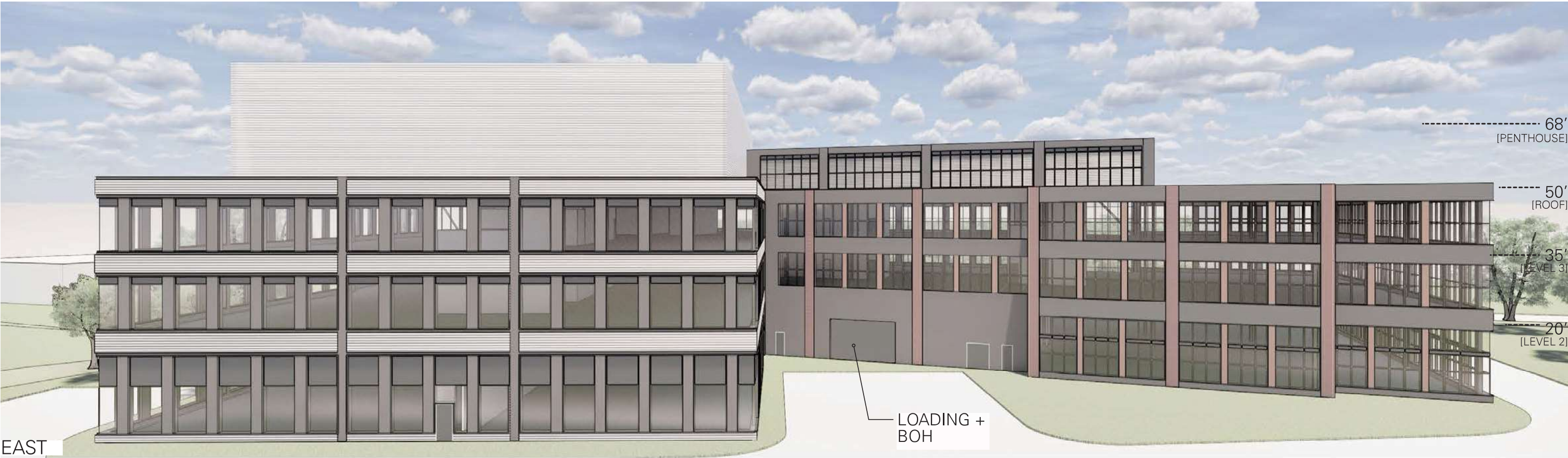


# ELEVATIONS | SOUTH + EAST



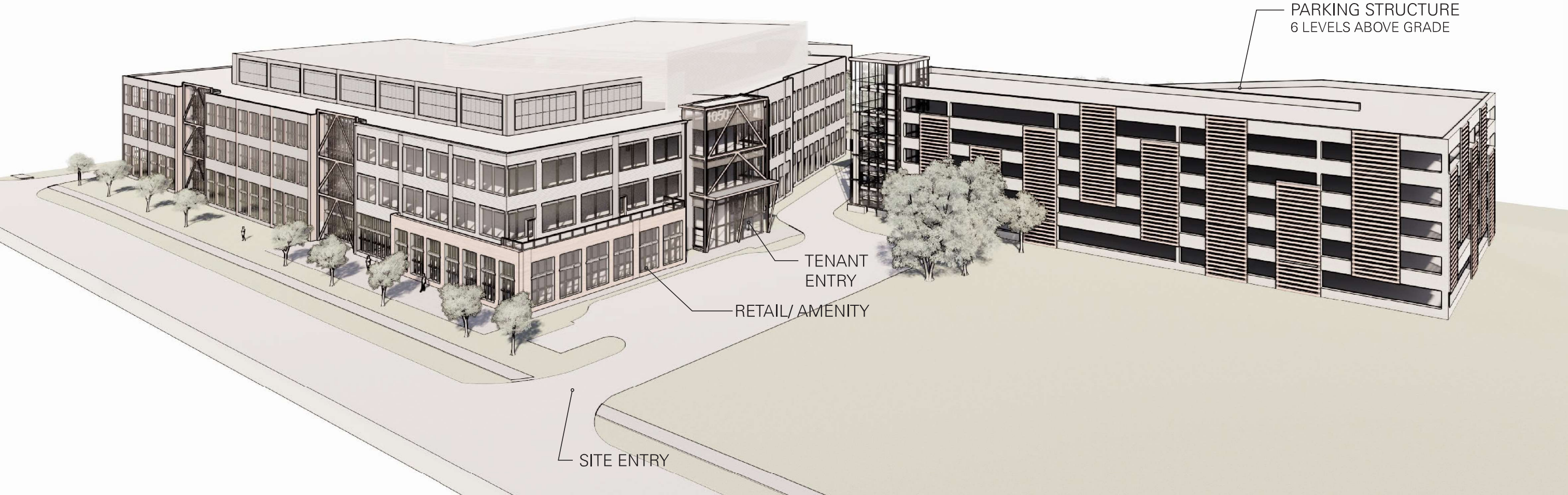


# ELEVATIONS | NORTH + WEST



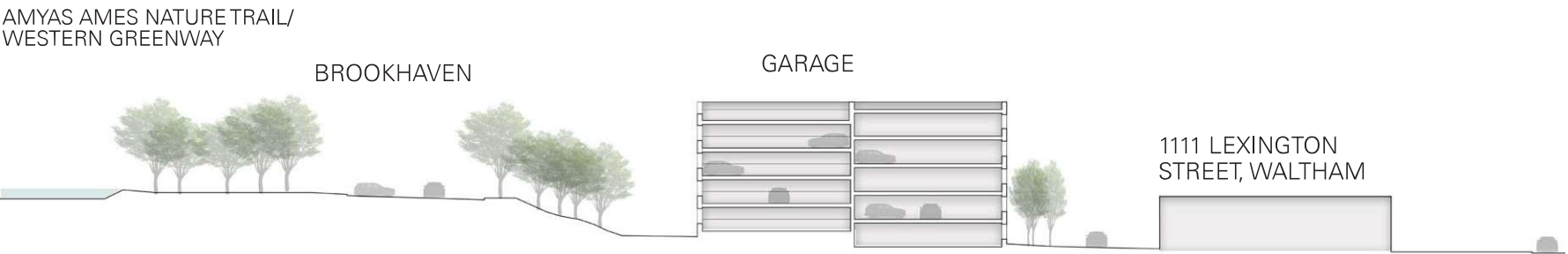


# MASSING

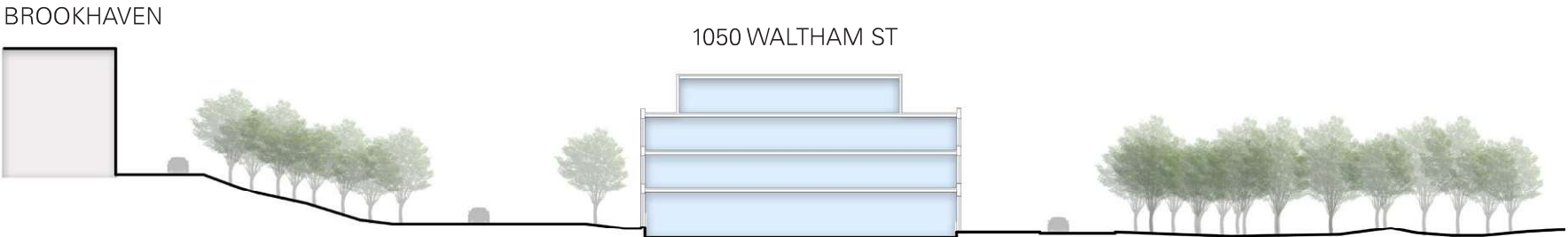
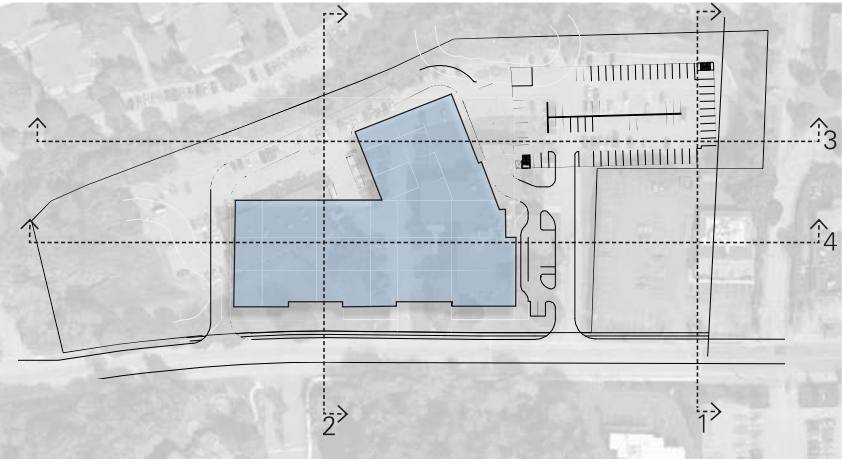




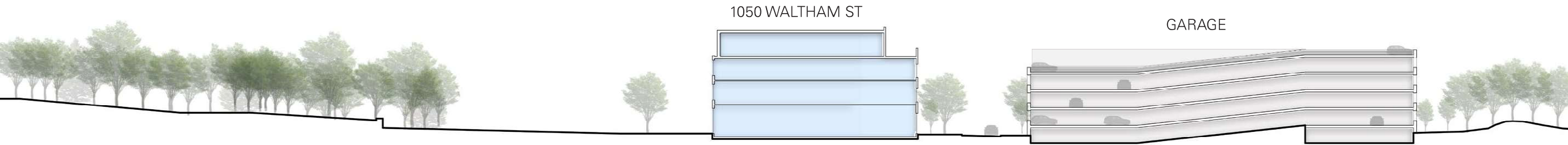
# SITE SECTIONS



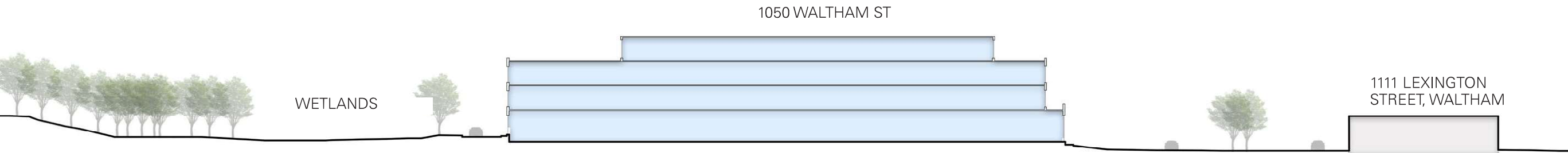
1. EAST-WEST SECTION THROUGH GARAGE



2. EAST-WEST SECTION THROUGH BUILDING



3. NORTH-SOUTH SECTION THROUGH GARAGE + BUILDING



4. NORTH-SOUTH SECTION THROUGH BUILDING



VIEW FROM WALTHAM STREET





# POTENTIAL BENEFITS

<b>FISCAL BENEFITS</b>	CONTINUATION OF LEXINGTON LIFE SCIENCE CLUSTER NET NEW ANNUAL TAX REVENUE > \$1.3 MILLION
<b>DESIGN QUALITY</b>	GATEWAY TO LEXINGTON DESIGN FLEXIBILITY FOR LONG-TERM FUTURE BUILDING USE
<b>COMMUNITY FOCUS</b>	ACCESS TO AMENITY/RETAIL SPACE SHARED PARKING; TRAIL ACCESS
<b>SUSTAINABLE FEATURES</b>	REDUCTION OF IMPERVIOUS AREA; WETLAND/STORMWATER IMPROVEMENTS TRANSPORTATION PROGRAM (SHUTTLE SERVICE, BIKE FACILITIES)
<b>SAFETY IMPROVEMENTS</b>	WALKABLE PEDESTRIAN ENVIRONMENT TRAFFIC TURNING MOVEMENTS/VISIBILITY AT SITE DRIVE



# TRANSPORTATION OVERVIEW

## COMPREHENSIVE TRANSPORTATION STUDY

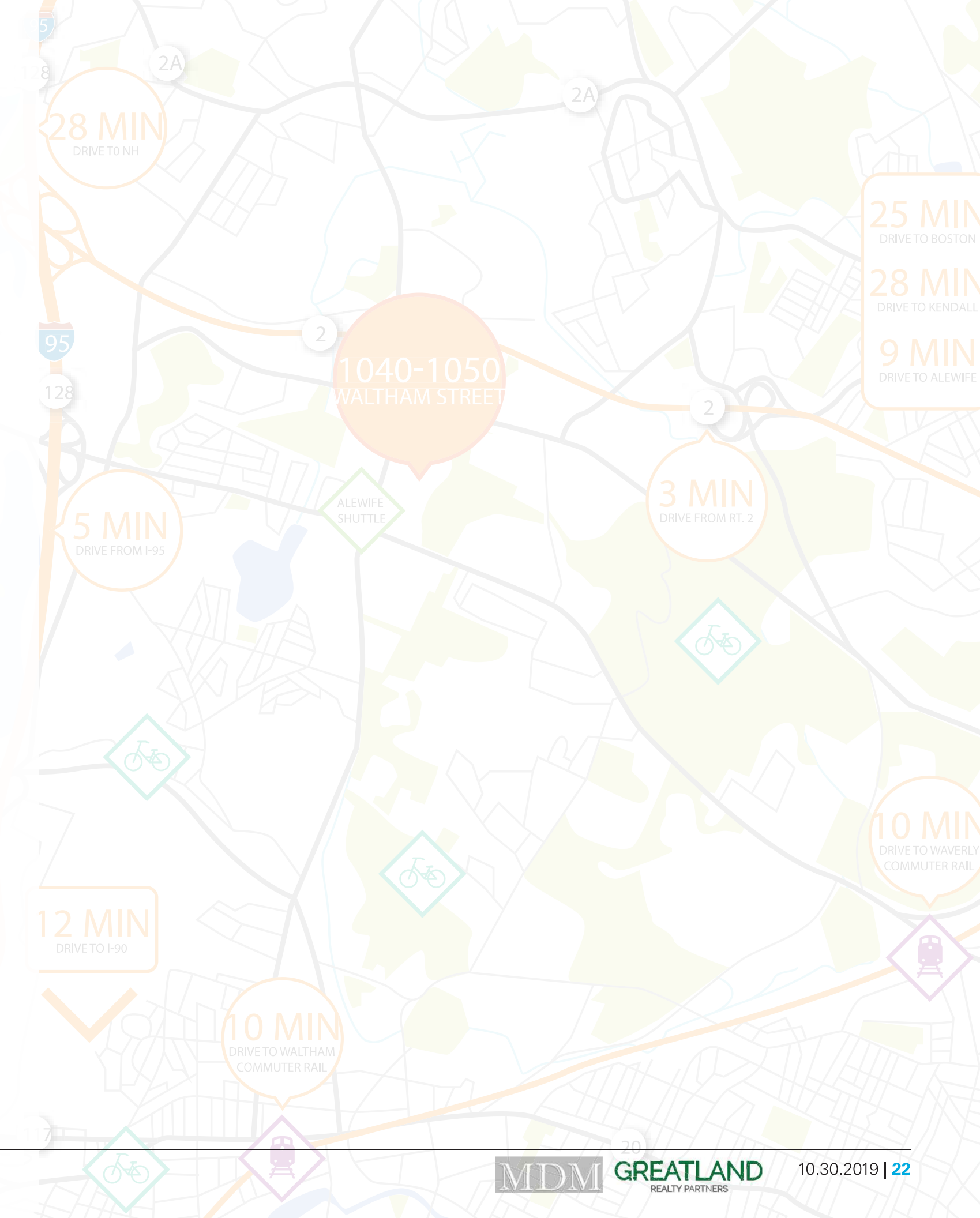
-UNDERWAY - TO TOWN STANDARDS

## AREA EXPERIENCE/FAMILIARITY

- SOUTH LEXINGTON TRANSPORTATION STUDY INITIATIVES
- CONCORD AVENUE IMPROVEMENTS
- WALTHAM/TRAPELO ROAD AREA

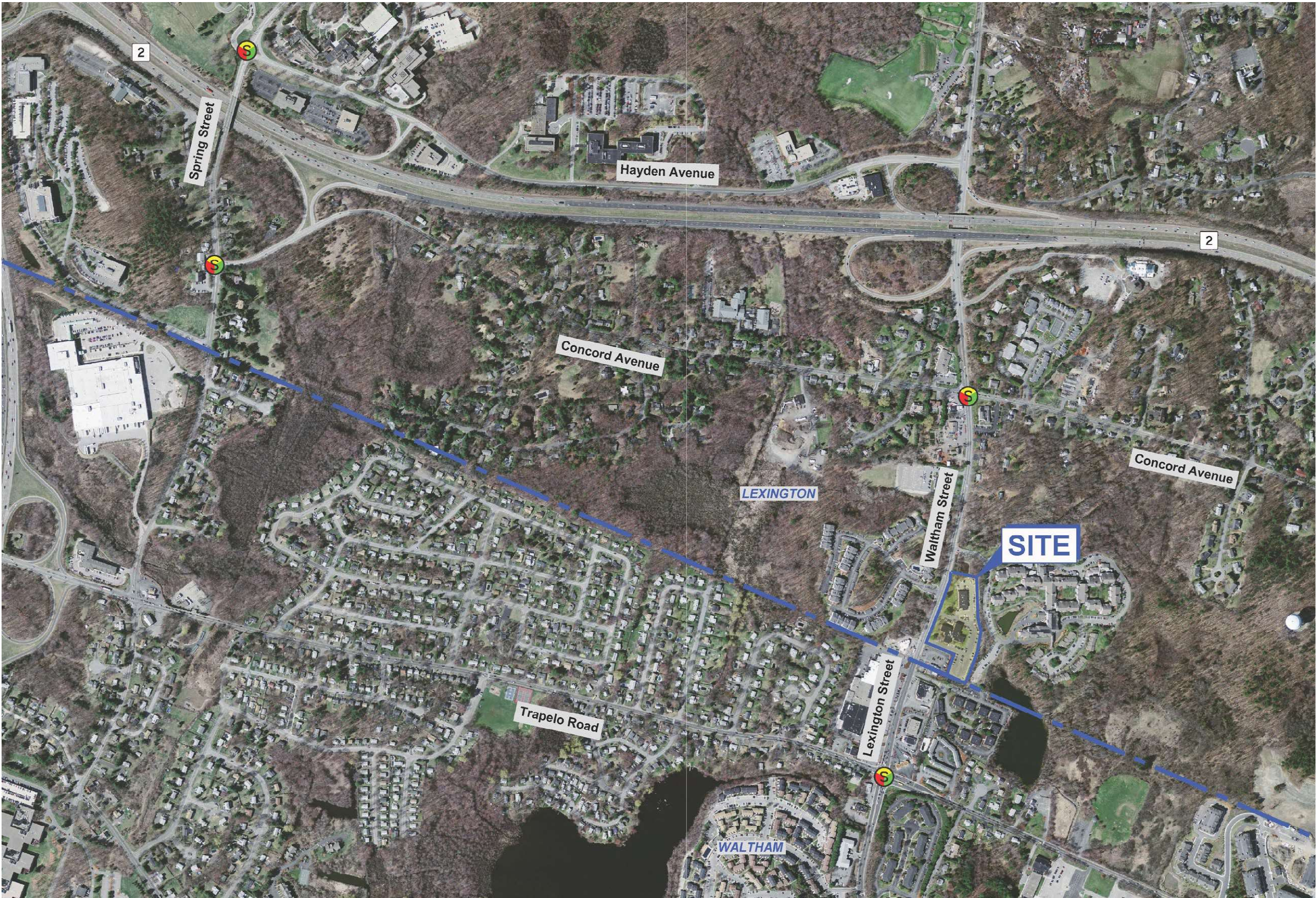
## PRELIMINARY/SKETCH PLAN TRAFFIC ESTIMATE

## TRANSPORTATION DEMAND MANAGEMENT





# TRANSPORTATION OVERVIEW





# TRIP GENERATION OVERVIEW (PRELIMINARY)

PEAK HOUR / DIRECTION	EXISTING OFFICE	PROPOSED	DELTA
<b>WEEKDAY MORNING PEAK HOUR</b>			
IN:	68	163	+95
OUT:	11	20	+17
<i>TOTAL:</i>	<i>79</i>	<i>191</i>	<i>+112</i>
<b>WEEKDAY EVENING PEAK HOUR</b>			
IN:	12	64	+52
OUT:	66	180	+114
<i>TOTAL:</i>	<i>78</i>	<i>244</i>	<i>+166</i>



# TRANSPORTATION DEMAND MANAGEMENT

## ROUTE 128 BUSINESS COUNCIL MEMBERSHIP

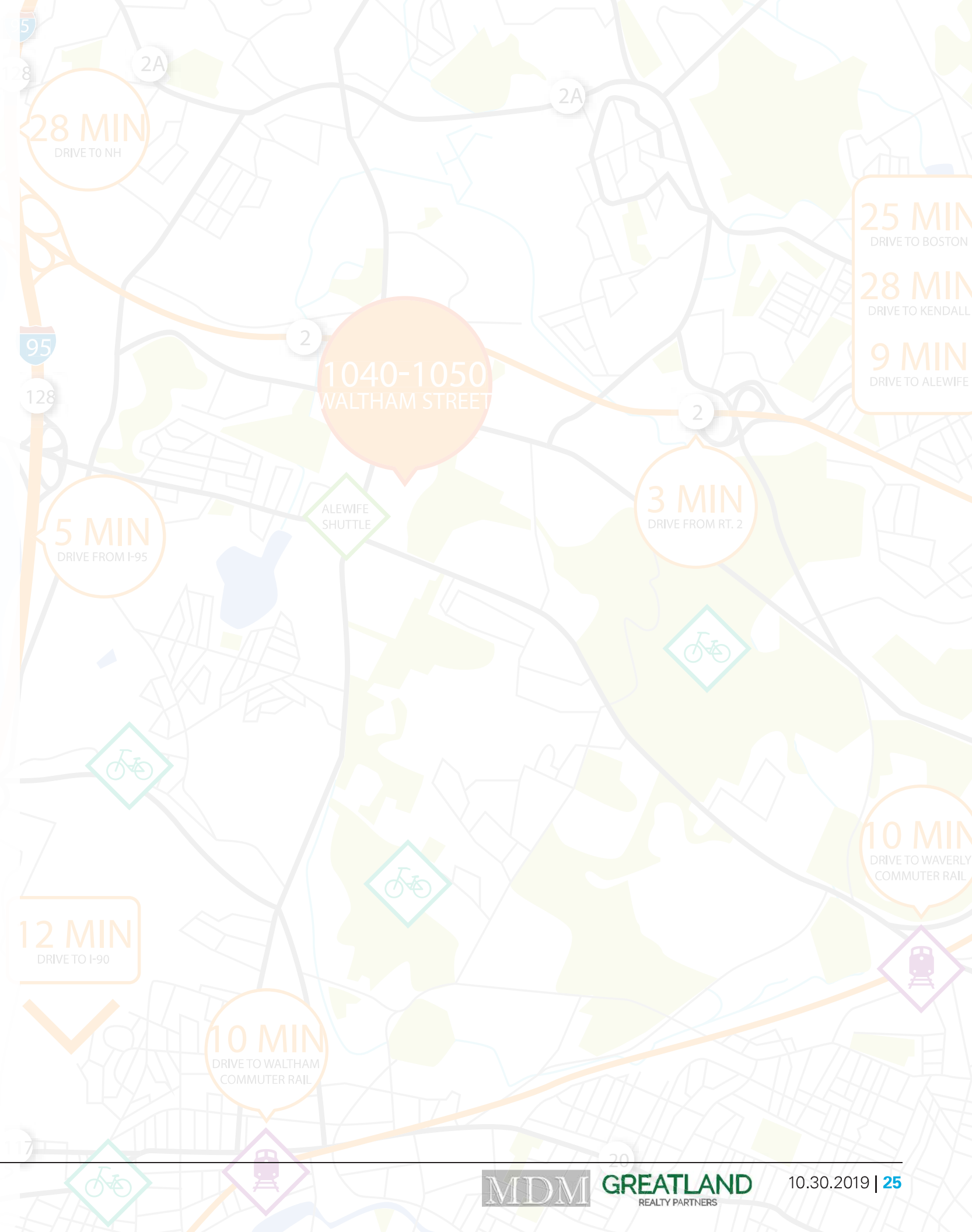
### SHUTTLE OPTIONS

- LEXPRESS
- ALEWIFE SHUTTLE (128 BUSINESS COUNCIL SERVICE)
- SHARED SHUTTLE OPTIONS/COLLABORATION

### EMPLOYEE TRANSIT INCENTIVES

### BICYCLE ACCOMMODATION/BIKE SHARE PROGRAM

### ENHANCED WALKING CONNECTIONS, AREA AMENITIES





**THANK YOU!**